

149.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

636,100 /

636,100

USE VALUE:

636,100 /

636,100

ASSESSED:

636,100 /

636,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		QUINCY ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CIANFARINI DANIEL R-ETAL	
Owner 2:	CIANFARINI MARGARET W M	
Owner 3:		

Street 1:	74 QUINCY STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	Cntry:	Own Occ:	Y
Owner 1:			

Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION	Cntry:	Own Occ:	Y
This parcel contains 4,826 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1262 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.			

OTHER ASSESSMENTS	Cntry:	Own Occ:	Y
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Cntry:	Own Occ:	Y
Item	Code	Description	%

Z	R1	SINGLE FA	100	Item	Code	Description
		water				

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	4	Rolling
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	4826	Sq. Ft.	Site		0	70.	1.17	8										395,347						395,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4826.000	240,800		395,300	636,100		97834
							GIS Ref
							GIS Ref
							Insp Date
							06/27/18

Total Card / Total Parcel

636,100 /

636,100

636,100 /

636,100

636,100 /

636,100

**USER DEFINED**

Prior Id # 1:	97834
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:45:45
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	CREAM
View / Desir:	

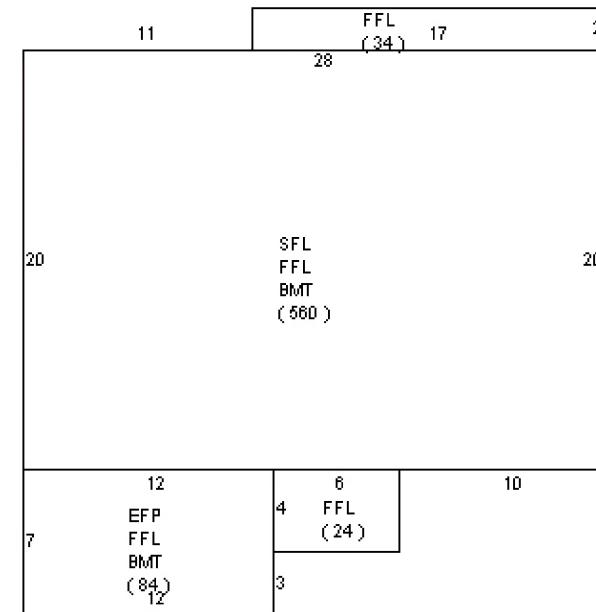
BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

COMMENTS

PDAS SINK IN BSMT.

SKETCH



GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1927
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G13
Fact:	.

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	171.990
Other Features:	72000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327190
Depreciation:	86378
Depreciated Total:	240812

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	171.99	
Special Features:	0	Val/Su Net:	121.01	
Final Total:	240800	Val/Su SzAd:	190.81	

PARCEL ID

149.0-0002-0001.0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

IMAGE



AssessPro Patriot Properties, Inc